

Bank of America, N.A., successor by
merger to BAC Home Loans Servicing, L.P.
fka Countrywide Home Loans Servicing,
L.P.

Plaintiff

Case No: 12 CV 3129

vs

JAMES C. KARIUS, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

2013 JUN 19 AM 11:29
WAUKESHA SHERIFF DEPT.
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 13, 2013 in the amount of \$213,367.06 the Sheriff will sell the described premises at public auction as follows:

TIME: August 21, 2013 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash or money order at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

PLACE: in the main lobby of the Sheriff's Dept/Justice Bldg - Door #8 located at 515 W. Moreland Blvd, Waukesha, Wisconsin 53188

DESCRIPTION: Lot 1, Certified Survey Map No. 9244 and recorded in the Register of Deeds Office for Waukesha County, on October 9, 2001, in Volume 83, on Page 326-329, inclusive, as Document No. 2705415, being part of the Northwest ¼ of the Northeast ¼ of Section 31, Township 6 North, Range 18 East, Village of North Prairie, Waukesha County, Wisconsin.

PROPERTY ADDRESS: S55 W33295 County Road ZZ, North Prairie, WI 53153

TAX KEY NO.: NPV 1561-998-001

Dustin A. McMahon
Blommer Peterman, S.C.
State Bar No. **1086857**
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this 19th day of June 2013.

Daniel J. Trawicki

Sheriff Daniel J. Trawicki
Waukesha County Sheriff

Please go to www.blommerpeterman.com to obtain the bid for this sale.
Blommer Peterman, S.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

